

4.7 HYDROLOGY AND WATER QUALITY

4.7.1 Introduction

This section of the EIR describes the existing project site conditions related to hydrology and water quality. The project's potential impacts in these areas are discussed and mitigation measures are provided for impacts determined to be significant. Information used in the preparation of this section includes reports prepared by the Chino Basin Watermaster, correspondence received regarding the proposed project's NOP, and City of Ontario General Plan. The water service infrastructure and utility provider to provide water supply to the proposed project is discussed in Section 4.12 - Public Utilities and Infrastructure.

4.7.2 Environmental Setting

The approximately 41.29-acre site would be developed (approximately 37.39) potentially for commercial, hotel, hospital, retail and other customer serving uses. Properties in proximity to the project site are developed as light industrial and commercial land uses. The buildings and landscaping currently on the project site receive their water from the City, and discharge their storm water runoff into an existing underground system of pipelines maintained by the City of Ontario Public Works Department. As stated in the 2002 City of Ontario Water Quality Report, approximately 85 percent of the City's potable water supply comes from local groundwater pumping of the Chino Basin aquifer. The remaining 15 percent comes from imported surface water supplied through the Metropolitan Water District of Southern California. Storm water runoff from the project area migrates into an open drainage culvert for the I-10 Freeway adjacent to the northern property boundary.

Groundwater

Groundwater is the water that is present below ground in saturated soil or rock materials. Groundwater "recharge" occurs when water (e.g., from rain) infiltrates through the soil and enters the groundwater reservoir. When groundwater is pumped and extracted from the ground, it may be used for domestic, irrigation, and industrial purposes; consequently the quantity and quality of local groundwater are important water resource issues. The project site is located over the Chino Ground Water Basin. This groundwater basin occupies approximately 235 square miles in the Upper Santa Ana River watershed. The project site is within Optimum Basin Management Program (OBMP) Management Zone Chino-2.

Over time, groundwater quality in the lower Chino Basin has deteriorated due to historic agricultural use of the area. Groundwater quality in portions of the Chino Basin exceeds Environmental Protection Agency (EPA) drinking water standards for nitrates and total dissolved solids (TDS), and exceeds water quality objectives listed in the Basin Plan for these constituents. Other contamination of the groundwater basin occurs from point sources, such as industrial or military sites, that have released hazardous chemicals directly onto the soil. Over time these chemicals seep into the soil far enough to contaminate groundwater.

Groundwater quality is the responsibility of the Santa Ana Regional Water Quality Control Board (RWQCB, Santa Ana). Groundwater moves from north to south through the City, and picks up dissolved salts as it flows southward. Groundwater under the project site is estimated to be at a depth of 250 to 300 feet and flows south-southwest exiting the groundwater basin in the vicinity of Prado Dam.

Surface Water Quality

The project site is located approximately 20 miles north of the Prado Basin, a large area of undisturbed, dense riparian wetland, and the largest wetland in Southern California. The Prado Basin was formed from the construction of Prado Dam, which was built to provide flood control and water storage for Orange County. Within Prado Basin, Orange County Water District (OCWD) manages approximately 465 acres of constructed wetlands. Water that contains nitrate in concentrations that may exceed water quality standards is diverted from the Santa Ana River, treated within the wetlands such that nitrogen levels are effectively reduced, and then is discharged back into the Santa Ana River. The Prado Basin wetland area is rich in both plant and animal life and serves as a habitat for rare, threatened, and endangered species.

Sources of water quality degradation can be classified into point and non-point sources. Point sources are confined to point discharges to the soil, groundwater, or stream systems. Examples include conventional wastewater and industrial discharges to streams or ponds, and leaking underground storage tanks. Non-point sources are broad discharges to soil, groundwater and surface waters, such as land application of waste and fertilizers and atmospheric deposition of contaminants to the soil and water bodies. Non-point source pollution is considered to be the leading cause of water quality impairments in the State, as well as the entire nation (SWRCB, Nonpoint Source Program Strategy and Implementation Plan, 1998-2013, January 2000).

Non-point source pollution is not as quantifiable as pollution that is derived from point sources, since it occurs through numerous diffuse sources. Rain water, snowmelt, or irrigation water can pick up and transport pollutants as it moves across land or paved surfaces, and these pollutants may ultimately be discharged into streams, lakes, oceans and groundwater. Urban areas are considered to substantially contribute to nonpoint source pollution in surface waters. As rainfall or irrigation waters intercept pollutants in the landscape, these pollutants may be transported in contaminated runoff and enter streams, lakes, and oceans. Pollutants associated with urban areas include fertilizers and pesticides used on urban landscapes; oil and grease from vehicles; brake pad residues and other pollutants associated with highway and parking lot runoff.

Applicable Policies, and Regulations

Federal

Clean Water Act (CWA)

The CWA was enacted with the primary purpose of restoring and maintaining the chemical, physical, and biological integrity of the Nation's waters. The EPA has delegated responsibility for implementation of portions of the CWA to the State Water Resources Control Board

(SWRCB) and the RWQCB for water quality control planning and control programs, such as the National Pollutant Discharge Elimination System (NPDES) Program.

State

Responsibility for the protection of water quality in California rests with the SWRCB and the nine RWQCBs. The SWRCB establishes statewide policies and regulations for the implementation of water quality control programs mandated by federal and state water quality statutes and regulations. The RWQCBs develop and implement Water Quality Control Plans (Basin Plans) that consider regional beneficial uses, water quality characteristics, and water quality problems. The City of Ontario is located within the jurisdiction of the Santa Ana RWQCB (Region 8). The Santa Ana RWQCB implements a number of federal and state laws, the most important of which are the state Porter-Cologne Water Quality Control Act and the federal CWA.

Porter-Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act §13000 directs each Regional Water Quality Control Board (RWQCB) to develop a Basin Plan for all areas within its region. The Basin Plan is the basis for each RWQCB’s regulatory programs. The proposed project site is located within the purview of the SARWQCB (Region 8), and must comply with applicable elements of the region’s Basin Plan, as well as the Porter-Cologne Water Quality Control Act, and the federal Clean Water Act.

National Pollutant Discharge Elimination System (NPDES)

The NPDES permit system was established in the CWA to regulate both point source discharges (a municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. As defined in the federal regulations, nonpoint sources are generally exempt from federal NPDES permit program requirements, with two exceptions: (1) nonpoint source discharges caused by general construction activities of over 1 acre; and (2) stormwater discharges in municipal stormwater systems either as part of a combined system or as a separate system in which runoff is carried through a developed conveyance system to specific discharge locations.

Point Source Discharges-For point source discharges, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge through the establishment of Waste Discharge Requirements.

Nonpoint Source Discharges Caused by General Construction and Operational Activities-

One of the primary objectives of the regulations for nonpoint source discharges is the reduction of pollutants in urban stormwater discharge through the use of structural and nonstructural Best Management Practices (BMPs). The EPA implemented the NPDES stormwater program in two phases. Phase I addressed large dischargers and construction activities that affect 5 acres or greater, while Phase II, which was implemented in 1999, addressed smaller dischargers and construction activities that affect 1 or more acres. The regulations require that storm water and

non-storm water runoff associated with a construction activity, which discharges either directly to surface waters or indirectly through municipal separate storm sewer systems (MS4s), must be regulated by an NPDES permit.

Typical construction BMPs include, but are not necessarily limited to the following:

- Scheduling or limiting activities to certain times of year
- Prohibiting certain construction practices
- Implementing equipment maintenance schedules and procedures; implementing a monitoring program
- Other management practices to prevent or reduce pollution, such as using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils
- Storing materials and equipment to ensure that spills or leaks do not enter the storm drain system or surface waters
- Developing and implementing a spill prevention and cleanup plan
- Installing traps, filters, or other devices at drop inlets to prevent contaminants from entering storm drains
- Using barriers, such as straw bales or plastic, to minimize the amount of uncontrolled runoff that could enter drains or surface water

Typical operation BMPs include, but are not necessarily limited to the following:

- Controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets
- Cleaning parking lots on a regular basis
- Incorporating peak-flow reduction and infiltration features (such as grass swales, infiltration trenches, and grass filter strips) into landscaping
- Implementing educational programs

The San Bernardino County Flood Control District, as principal permittee under the County's MS4 permit (Order No. R8-2002-0012), has recently revised its Water Quality Management Plan (WQMP), which was approved by the SARWQCB and made available to the public starting June 1, 2004. The Model WQMP Guidance document supersedes the "Guidelines for New Development and Redevelopment," dated June 2000. The purpose of the new WQMP is to guide the Permittees that have land-use planning and development authority in the development and implementation of a program to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutant loads and changes in hydrology. The City of Ontario enacted Chapter 6 of Title 6 of the City's Municipal Code ("Storm water Drainage System") pursuant to the authority conferred by Order No. R8-2002-0012 in order to prescribe regulations to effectively prohibit non-storm water discharges into the City's storm water drainage system.

The SARWQCB administers the NPDES permit program regulating storm water from construction activities for projects greater than one acre in size. The main compliance requirement of the NPDES permits is the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to identify potential on-site pollutants, identify and implement appropriate storm water pollution prevention measures to reduce or eliminate discharge of pollutants to surface water from storm water and non-storm water discharges. Storm water BMPs to be implemented during construction and grading, as well as post-construction BMPs, will be outlined in the SWPPP prepared for the proposed project. The project proponent will be required to obtain coverage under the General NPDES Permit for construction activities prior to site disturbance, and will need to meet San Bernardino County's requirements for new development that are specified in its Water Quality Management Plan (WQMP). Impacts other than water quality impacts that pertain to construction and grading are discussed in Section 4.2, Air Quality and Section 4.5, Geology and Soils. Examples of construction BMPs include: detention basins for capture and containment of sediments, use of silt fencing, sandbags, gravel bags, or straw bales to control runoff and identification of emergency procedures in case of hazardous materials spills.

Pursuant to San Bernardino County Flood Control District's MS4 permit (Order No. 2002-0012) of which the City of Ontario is a co-permittee, the project's Water Quality Management Plan would be required to:

- Incorporate and implement Site Design BMPs. Justification is required for any Site Design BMPs not incorporated into the Project.
- Incorporate and implement all Source Control BMPs, unless not applicable to the project due to project characteristics. Justification is required for any Source Control BMP not incorporated into the project.
- Either incorporate and implement Treatment Control BMPs, by including a selection of such BMPs into the project design; or participate in or contribute to an approved regional-based treatment program. Site Design and Source Control BMPs are required for projects participating in regional-based treatment programs.
- The combination of Site Design, Source Control, and/or Treatment Control BMPs or Regional-based treatment program must address all identified pollutants and hydrologic conditions of concern.

Local

City of Ontario General Plan

The following goals and policies in the City of Ontario's General Plan apply to this section:

Goal 1.0 Conserve, protect and enhance the groundwater resources of the Chino Basin.

Policy 1.1: Promote and where possible require water saving policies, programs and devices which minimize reliance of local users on imported water. Vigorously pursue reductions in per capita water conservation by the inclusion and placement of water-

saving equipment and landscaping in new and existing development. Specify and require low flow fixtures and dry climate plant materials (xeriscape) in the Development Code, both for new projects and for rehabilitation of existing buildings. The City will explore the possibility of periodic water audits to ensure efficient water use.

Goal 2.0 Identify and reduce flood related hazards and risks.

Policy 2.5: Require local drainage-related improvements as part of new development approvals.

4.7.3 Impacts and Mitigation Measures

Thresholds of Significance

The proposed project would have a significant effect on hydrology or water quality if it would:

- Violate any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);
- Substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
- Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff;
- Otherwise substantially degrade water quality;
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures which would impede or redirect flood flows;
- Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or
- Inundation by seiche, tsunami, or mudflow.

Impacts Determined to Have No Impact

Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

Place within a 100-year flood hazard area structures that would impede or redirect flood flows.

The proposed project does not involve housing. Moreover, according to the City of Ontario General Plan Hazards Element, the project site does not lie in a 100-year flood zone. No impact is anticipated.

Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

The San Antonio Dam lies approximately 14 miles northeast of the project site; the dam is operated for flood control purposes and not for the retention of stormwater flows. No levees or dams pose a threat to the project site.

Expose people or structures to inundation by seiche, tsunami or mudflow.

The project site is not in proximity to a large body of water, so the threat of an earthquake induced seiche or tsunami is not expected. The project site is approximately 12 miles south of San Gabriel Mountains and a mudflow is not expected to reach the project site.

Impacts Determined to be Potentially Significant

Would the project substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Would the project substantially alter the existing drainage pattern of the project site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Would the project violate any water quality standards or waste water discharge requirements?

Would the project otherwise substantially degrade water quality?

Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Impact HWQ-1

The proposed project would increase the amount of impervious surface that could deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. This would be a potentially significant impact.

The Chino Basin, in which the proposed project is located, is one of the largest groundwater basins in southern California, with over 5,000,000 acre feet of groundwater present. This groundwater source is important for supplying water for municipal, industrial, and agricultural uses. The Chino Basin Watermaster and Inland Empire Utilities Agency (IEUA) have developed a long-range water management plan for the Chino Basin (Optimum Basin Management Plan). This plan includes a comprehensive program that implements specific projects and regulatory requirements in order to effectively manage groundwater quantity and quality in the Chino Basin. One basic premise of the OBMP is that there is an optimum level of the groundwater table that translates into a “safe yield.” Safe yield is defined as the amount of groundwater that can be extracted (e.g., from the Chino Basin) without resulting in undesirable effects. Conversely, raising this optimum groundwater level could cause negative effects as well.

The January 27, 1978 adjudication (“the Judgment”) by the Superior Court of the State of California for the County of San Bernardino established all water rights in the Chino Ground Water Basin to control and regulate water pumped from the Basin in order to ensure that the source is utilized in an optimum manner. Each water producer, including the City of Ontario, is allowed a “base water right,” which is a percentage of what can be safely pumped from the Chino Basin. Water producers can pump in excess of their base water right and either replenish the water or purchase water rights from other users. The proposed project’s water supply would be directly from the City and not from direct groundwater extraction as a source of domestic water supply. In addition, the project site does not provide adequate space or suitable facilities to serve as a groundwater recharge area, since most of the site would be impervious. Therefore, implementation of the proposed project would result in less than significant impacts related to groundwater recharge.

Impact HWQ-2

Construction activities associated with the proposed Specific Plan would alter the drainage pattern of the site and increase on-site flow by changing the impermeable surfaces on-site. This is a potentially significant impact.

Two-third of the project site is currently developed. The remaining area is undeveloped and consists of open space with sparse vegetation. Development of the Specific Plan would add approximately 14 acres of impermeable surface that would require an increase in the existing storm water drainage and collection system. The City of Ontario is responsible for storm water management and collection in the area of the project site. Prior to permit issuance, future development would require appropriate hydrology studies for City approval.

Mitigation Measure HWQ-1

Prior to issuance of grading permits, the applicant shall submit a detailed storm water drainage plan that includes design drawings for the drainage facilities that would capture, hold and/or convey storm water through the site. The plans shall meet the minimum criteria that the flow downstream of the site would match pre-construction discharge rates, quantity and locations. The plans shall be subject to approval of the City of Ontario Public Works Department.

Level of Significance After Mitigation

The storm water management system shall be designed to reduce the post-development peak discharge by the use of on-site retention, control structures and diversion to the City's existing storm water collection system. Implementation of Mitigation Measure HWQ-1 would ensure that potential impacts from increased storm water flows are less than significant.

Impact HWQ-3

During storm events, construction activities, particularly vegetation removal, grading and excavation, could affect the amounts of sediments and suspended solids leaving the site ultimately affecting water quality down stream. This is a potentially significant impact.

The amount of sediment in storm runoff is determined by the amount of time since the last rainfall, the intensity and duration of the storm, the existing land uses in the drainage area and the amount of area disturbed by earthwork (excavation and grading).

The grading and excavation on the project site would result in the disturbance of an approximately 41.29-acre site for commercial development and associated parking areas. The proposed project would require demolition, vegetation removal and grading that would expose the soil to erosion by wind and rain. Rainfall could carry more sediment off the disturbed areas of the site, and this increased sedimentation may adversely affect water quality downstream from the project site.

Pollutants likely to be present in storm water discharges in small quantities during earthwork and construction include the following:

- Vehicle fluids such as oil, grease and coolants;
- Asphaltic emulsions associated with asphalt-concrete paving operations;
- Paints and solvents;
- Wood products; and
- Metal and plated products.

The proposed project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the

NPDES. Construction activities covered under the State's General Construction permit include removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into storm water systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The purpose of a SWPPP is to: 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site both during and after construction.

The Santa Ana Region has issued an area-wide NPDES Storm Water Permit for the County of San Bernardino, the San Bernardino County Flood Control District, and the incorporated cities of San Bernardino County. The City of Ontario requires implementation of measures for a project to comply with the area-wide permit requirements. A SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include (BMPs) to prevent the pollution of surface waters during the construction of the project. BMPs may include, but are not limited to street sweeping of paved roads around the site during construction, and the use of hay bales or sand bags to control erosion during the rainy season. BMPs may also include the following:

- The contractor shall attempt to use enclosed storage sheds where possible. Any hazardous materials stored in the open would be placed on pallets to prevent contact with the ground. Materials shall be kept in their original containers and adequate supply of clean-up material shall be kept on hand at all times in case of a spill.
- The contractor shall avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- Any washing of equipment or vehicles shall be done in a designated place where a sump can be located so wash water can be collected for disposal.
- All waste shall be disposed of in accordance with local, state and federal regulations. The contractor will contract with a local waste hauler or ensure that waste containers are emptied weekly. Waste containers shall not be washed out on-site.
- All equipment and vehicles shall be serviced off-site.

Erosion and Sediment Control

- During construction, areas previously undisturbed shall be excavated and graded to prepare the site for development. Contractors shall employ BMPs to control erosion and minimize sediment transport off-site. In addition to the BMPs identified for control of pollutants related to equipment, vehicles and construction materials, other control measures for sediment tracking, wind erosion, non-storm water management, and waste management and disposal shall be required. Prior to the onset of precipitation, soil stabilization practices and sediment control measures to protect the disturbed area of the project site shall be required.

- Caltrans has identified a number of BMPs to stabilize soils during construction. A sample of these BMPs are presented below. BMPs specific to the Specific Plan project shall be identified in the SWPPP prepared for the project.
- Where possible, limit clearing and grubbing to the limits of active construction. To limit the time of exposure to erosion, preserve existing vegetation as long as practicable to take advantage of its ability to control erosion and filter sediment. Existing vegetation in the work areas shall not be removed until immediately prior to beginning any work in those areas.
- To prevent any increase in sediment load in storm water that leaves the project site, the contractor shall place sandbag barriers to intercept runoff and force it to pond behind the sandbags. The contractor will remove the sediment from the site in accordance with specifications of local, state and federal regulations.

As the existing buildings were built prior to 1968, the structures could possibly contain lead-based paint in their building materials. Demolition of the existing structures could potentially introduce pollutants into the environment which would subsequently be transported to receiving waters, if appropriate BMPs during construction are not implemented. These issues and suitable mitigation measures are discussed in the Hazards section of this EIR. On the other hand, if future development projects within the project area implement appropriate BMPs in compliance with the General Construction Permit, the threat of hazardous materials discharged into the storm drain system is considered less than significant. The following mitigation measure is required.

Mitigation Measure HWQ-2

Prior to the issuance of the grading permit, the applicant shall prepare a SWPPP which satisfies NPDES and all area-wide permitting requirements. The applicant shall comply with NPDES requirements and the SWPPP and employ BMPs identified in the SWPPP during all phases of construction. BMPs shall be shown on all construction drawings and grading plans.

Level of Significance After Mitigation

Employing BMPs that would reduce the potential for storm water discharges to affect water quality have been proven successful when implemented at construction projects. The RWQCB oversees enforcement of BMPs. Therefore, no mitigation measures beyond implementation of BMPs are necessary. The implementation of the above mitigation measure will reduce the impact to less than significant.

Impact HWQ-5

Development of vacant land within the project site would result in new quantities of urban pollutants entering the local drainages thereby creating or contributing runoff water which would provide substantial additional sources of polluted runoff; or otherwise substantially degrade water quality, and violate any water quality standards or waste discharge requirements. This is a potentially significant impact.

The quality of storm water in an area is generally determined by the amount of time since the last rainfall, the intensity and duration of the precipitation, and existing land use in the area. In particular the land use determines the type and quantity of pollutants. Development of the proposed project would convert approximately 14 acres of open, undeveloped land into a series of buildings and parking lots, thereby creating new sources of urban runoff. Typical urban pollutants that may be associated with the project consist of: oil and gas from trucks, autos and landscaping equipment, and fertilizer/pesticide/herbicide use. Generally, the first rain after an extended dry spell carries the greatest pollutant load. The EPA has identified streets as the greatest sources of urban water pollution.

Runoff from the commercial and office buildings, paved parking lots, internal roads and other impermeable surfaces would be directed into an on-site drainage system. Prior to construction, the project proponent must consult with the RWQCB by submitting a Report of Waste Discharge and a Water Quality Management Plan (WQMP) to demonstrate how urban pollutants would be addressed on-site.

To reduce the amount of urban pollution, storm water management controls in the form of BMPs would be included in the WQMP. BMPs include both structural and non-structural control methods. Structural controls used to manage storm water pollutant levels include detention basins, oil/grit separators, and porous pavement. Non-structural controls focus on controlling pollutants at the source, generally through implementing erosion and sediment control plans, and educating the public on the proper use and storage of hazardous materials. Practices, such as periodic parking lot sweeping can substantially reduce the amount of pollutants entering the storm drain system.

The County of San Bernardino and the City of Ontario have adopted development standards requirement that all developers prepare and have approved a Water Quality Management Plan (WQMP) in order to minimize the detrimental effects of new development projects on receiving waters. All development projects within the Ontario Gateway Specific Plan will incorporate Site Design BMPs as well as Source Control and Treatment Control BMPs in their approved WQMPs. The master system of the Water Quality/Storm Drain plan for the proposed Specific Plan area will be provided at the time Guasti Road is extended through the Specific Plan area. According to the Specific Plan, the master system will be maintained by the Property Owners Association and the cost for construction of the backbone system will be borne by the property owners within the Ontario Gateway Specific Plan. Each property owner will be responsible for providing a site-specific water quality/storm drain system that connects to the master system.

Mitigation Measure HWQ-3

Prior to issuance of grading permits, the Applicant must prepare a Water Quality Management Plan and file a Notice of Intent (NOI) to comply with RWQCB requirements for storm water discharge, including a full description of the discharge and a demonstration of compliance with EPA-specified effluent limits.

Mitigation Measure HWQ-4

Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides. Plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.

Level of Significance After Mitigation

Implementation of Mitigation Measures HWQ-3 and HWQ-4 would reduce impacts to water quality associated with urban runoff to a less than significant level.

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